

**SNAPSHOT of HOME Program Performance--As of 12/31/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Sonoma County

State: CA

PJ's Total HOME Allocation Received: \$18,526,327

PJ's Size Grouping\*: B

PJ Since (FY): 1992

| Category   | PJ       | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* |             |         |
|--|----------|---------------|------------|---------------|------------------------------|-------------|---------|
|  |          |               |            |               | Group                        | B           | Overall |
| Program Progress:  |          |               |            | PJs in State: | 92                           |             |         |
| % of Funds Committed   | 86.14 %  | 90.22 %       | 61         | 90.66 %       | 18                           | 19          |         |
| % of Funds Disbursed   | 85.61 %  | 80.19 %       | 20         | 81.06 %       | 68                           | 65          |         |
| Leveraging Ratio for Rental Activities                           | 33.5     | 5.73          | 1          | 4.62          | 100                          | 100         |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 64.23 %  | 72.76 %       | 61         | 81.27 %       | 10                           | 10          |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 60.72 %  | 60.11 %       | 42         | 68.23 %       | 29                           | 31          |         |
| Low-Income Benefit:  |          |               |            |               |                              |             |         |
| % of 0-50% AMI Renters to All Renters                            | 72.25 %  | 78.04 %       | 64         | 79.86 %       | 22                           | 23          |         |
| % of 0-30% AMI Renters to All Renters***                         | 39.23 %  | 41.03 %       | 46         | 44.82 %       | 37                           | 38          |         |
| Lease-Up:  |          |               |            |               |                              |             |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 98.09 %  | 92.04 %       | 42         | 94.65 %       | 45                           | 44          |         |
| Overall Ranking:   |          |               |            | In State:     | 42 / 92                      | Nationally: | 29 33   |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |            |               |                              |             |         |
| Rental Unit  | \$18,456 | \$32,339      |            | \$25,419      | 209 Units                    | 18.70 %     |         |
| Homebuyer Unit   | \$8,459  | \$19,480      |            | \$14,530      | 10 Units                     | 0.90 %      |         |
| Homeowner-Rehab Unit   | \$0      | \$26,371      |            | \$20,251      | 0 Units                      | 0.00 %      |         |
| TBRA Unit  | \$8,313  | \$2,782       |            | \$3,156       | 896 Units                    | 80.40 %     |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Sonoma County CA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$185,810 | \$8,459   | \$0       |
| <b>State:*</b>     | \$125,042 | \$108,908 | \$27,200  |
| <b>National:**</b> | \$89,640  | \$72,481  | \$22,984  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.16

|  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%  | TBRA<br>%  |
|--|--|--|---|--|
| <b>RACE:</b>                             |  |  |   |  |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">56.9</span> | <span style="border: 1px solid black; padding: 2px;">30.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">77.6</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">1.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">8.8</span>  |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.2</span>  |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">3.7</span>  |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">1.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">1.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">1.6</span>  |

**ETHNICITY:**

|          |  |  |   |   |
|----------|--|--|---|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">37.3</span> | <span style="border: 1px solid black; padding: 2px;">70.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">8.1</span> |
|----------|--|--|---|---|

**HOUSEHOLD SIZE:**

|                    |  |  |   |  |
|--------------------|--|--|---|--|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">41.6</span> | <span style="border: 1px solid black; padding: 2px;">10.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">32.1</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">11.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">27.1</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">12.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">21.1</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">11.5</span> | <span style="border: 1px solid black; padding: 2px;">40.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">12.3</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">11.5</span> | <span style="border: 1px solid black; padding: 2px;">30.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">4.5</span>  |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">5.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">1.1</span>  |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">5.3</span>  | <span style="border: 1px solid black; padding: 2px;">20.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">1.0</span>  |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.8</span>  |

**HOUSEHOLD TYPE:**

|                        |  |  |   |  |
|------------------------|--|--|---|--|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">9.1</span>  | <span style="border: 1px solid black; padding: 2px;">10.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">33.3</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">35.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">7.9</span>  |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">23.9</span> | <span style="border: 1px solid black; padding: 2px;">50.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">46.3</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">28.2</span> | <span style="border: 1px solid black; padding: 2px;">40.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">9.6</span>  |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">2.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">2.9</span>  |

**SUPPLEMENTAL RENTAL ASSISTANCE:**

|                |  |  |
|----------------|--|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">1.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">28.2</span> |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">1.4</span>  |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">68.9</span> |  |

**# of Section 504 Compliant Units / Completed Units Since 2001** 63

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



# HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Sonoma County

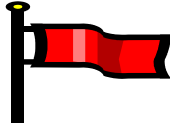
State: CA

Group Rank: 29  
(Percentile)

State Rank: 42 / 92 PJs

Overall Rank: 33  
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG  |
|-------------------------------------|---|------------|--------------|---|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.60%   | <b>64.23</b> |  |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 47.54%   | <b>60.72</b> |   |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>72.25</b> |   |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.20%   | <b>98.09</b> |   |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.500    | <b>2.25</b>  |   |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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